



## Third Avenue Walton On The Naze, CO14 8JU

Situated in the popular coastal town of Walton-on-the-naze and offering stunning BACKWATER VIEWS, Sheen's Estate Agents have the pleasure in offering for sale this modern FOUR DOUBLE BEDROOM SEMI-DETACHED TOWN HOUSE. The property consists of spacious accommodation, en-suite to master bedroom and is conveniently located within three hundred yards of Walton's seafront, and is within half a mile of the town centre and mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Four Double Bedrooms
- 23'1" Kitchen/Diner
- En-Suite to Master Bedroom
- Ground Floor Cloakroom
- South East Facing Garden
- Backwater Views
- Popular 'Naze' Location
- Off Road Parking
- No Onward Chain
- EPC Rating - C



**Offers In Excess Of £340,000 Freehold**

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door to:

### Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Radiator. Sealed unit double glazed window to side. Doors to:



### Lounge

13'4" max x 11'4"

Laminate flooring. Sealed unit double glazed bay window to front.





### Kitchen/Diner

23'1" max x 15'2" max

Fitted with a range of matching cream fronted units. Wooden rolled edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four-ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Central island to remain. Wall mounted boiler providing heating and hot water throughout. Plumbing for washing machine. Space for fridge/freezer. Dishwasher to remain. Part tiled walls. Tiled flooring. Two radiators. Two sealed unit double glazed windows to side. Two sealed unit double glazed 'French' style doors leading to rear garden.



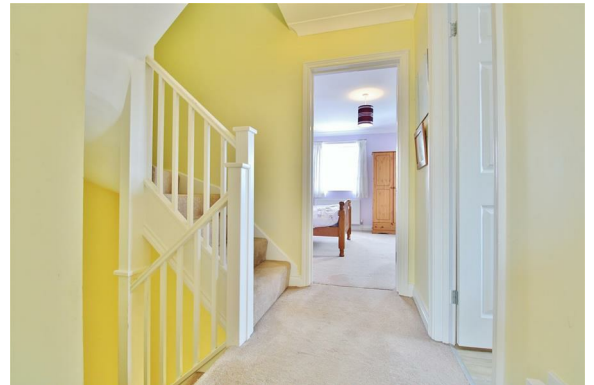
### Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled flooring. Extractor fan. Obscured sealed unit double glazed window to side.



### First Floor Landing

Stair flight to second floor. Doors to:



### Bedroom Two

15'3" x 13'4"

Radiator. Sealed unit double glazed window to side. Two sealed unit double glazed windows to front with backwater views.



### Bedroom Three

15'3" x 10'9"

Built in airing cupboard housing hot water cylinder. Radiator. Sealed unit double glazed window to side and rear.



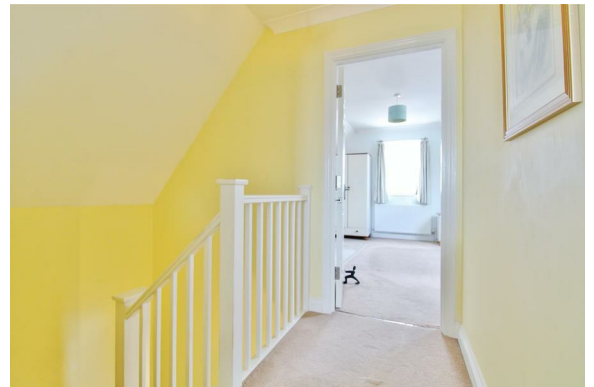
### Bathroom

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with wall waterfall and separate shower attachment. Part tiled walls. Laminate flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



### Second Floor Landing

Loft access with pull down ladder. Doors to:





### Master Bedroom

13'7" x 13'6"

Radiator. Sealed unit double glazed velux window to side. Sealed unit double glazed window to front with backwater views. Door to:



### En-Suite

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Fitted shower cubicle with wall mounted shower attachment. Part tiled walls. Laminate flooring. Extractor fan. Radiator. Sealed unit double glazed velux window to side.



### Bedroom Four

13'5" x 12'2"

Radiator. Sealed unit double glazed velux window to side. Sealed unit double glazed window to rear.



### Outside - Rear

South east facing. Part paved area. Remainder laid to lawn. Beds stocked with shrubs and hedges. Outside lighting. Shed to remain. Access to front via side gate. Access to rear via gate leading to off road parking for two vehicles. Enclosed by panelled fencing and brick wall.



### Outside - Front

Pathway leading to entrance door. Remainder laid to shingle with an array of shrubs and hedges.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

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**JD/09.22**

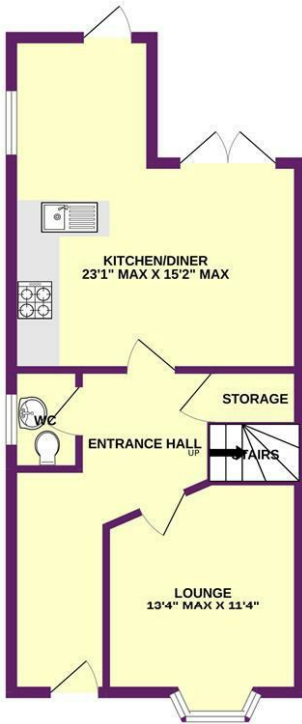
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1244 sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

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